



MEMORANDUM

TO: Parks and Recreation Board

FROM: Michael J. Heitz, Acting Director
Parks and Recreation Department

DATE: May 18, 1992

SUBJECT: Construction of nine additional floating boat slips, at 2219 Westlake Drive.
File # - Exempt from Site Plan requirements.

A request has been received from Ron Weiss, on behalf of the Westbank Fish Camp Restaurant, to construct nine additional floating boat slips, at 2219 Westlake Drive.

This new restaurant is located at the old "Louie's on the Lake" location, in order to accommodate more customers arriving by boat it proposed to provide nine additional floating boat slips in front of the restaurant. The floating boat slips will be secured with steel pilings driven into the lake bed. Floatation of the boatslips will be by styrofoam, this will be encapsulated to prevent deterioration in accordance with the City Code.

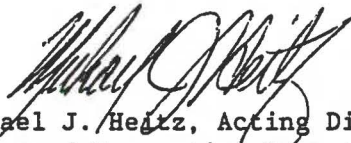
This project has been reviewed and the site plans meet the requirements of Article VI, Division 4, Part E (Requirements for the Construction Of Boat Docks) of the Land Development Code (including all amendments).

Recommendation

I recommend approval of the request to construct nine additional floating boat slips at 2219 Westlake Drive, in accordance with the attached plans, subject to the following:

1. Navigation lights to be provided in accordance with Section 13-2-793(2)(B)(3) of the City Code, which requires one light station not more than 25' apart.

If I can provide you with any additional information, please contact me.


Michael J. Heitz, Acting Director
Parks and Recreation Department

MH:PM



May 15, 1992

Mike Heitz
Acting Director
Parks and Recreation Department

Dear Mr. Heitz,

Please consider our request to install nine additional floating boat slips at the Westbank Fish Camp Restaurant to be used for customer boat parking.

The slips will be secured by steel pilings and furnished with code required lighting. We will provide appropriate encapsulation of the styrofoam floatation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron Weiss'.

Ron Weiss
Vice-President
Westbank Fish Camp

RW/lc

MEMORANDUM

TO: Jim Gotcher, Manager, Zoning Review
Department of Planning and Development

FROM: Katherine P. Loayza
Manager, Site Plan Review
Department of Planning and Development

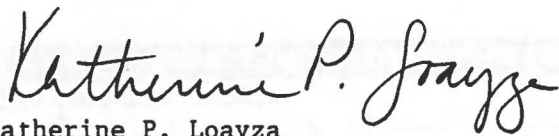
DATE: May 13, 1992

SUBJECT: Administrative Correction to Case # SP-85-114

This department has approved the correction to the above referenced site plan as proposed by Ron Weiss. The change, as described below, is considered an "administrative correction" because it is exempt from site plan review pursuant to Section 13-1-603 of the Interim Land Development Code. It should be noted that there is no fee for a site plan correction; the process is only intended to keep our records up to date.

1. To add nine floating boat slips to an existing dock, to be secured by three new pilings. This addition will be reviewed by the Parks Board on May 26, 1992.

A copy of the revised site plan is attached. If you have any questions, please call me at 499-2265.


Katherine P. Loayza
Manager, Site Plan Review
Department of Planning and Development

KPL

Attachment



City of Austin
Department of Planning and Development

Request for Site Plan Exemption

I, RON WEISS, do hereby certify I am the [owner] [owner's agent] of property at: 2219 WESTLAKE DRIVE; and in that capacity do herewith submit this application as claim for exemption from site plan requirements of Chapter 13-1 of the *Code of the City of Austin*. I claim exemption under Section 13-1-603 (11); which I have checked on the reverse side of this form. Furthermore, I certify the following to be true and correct information pertaining to this exemption application:

ADDRESS: 2219 WESTLAKE DR., AUSTIN, TX. 78746
LEGAL DESCRIPTION: 5.05 acres (220,017) sq. ft. being a portion
(SUBDIVISION) of the Wilkenson Sparta Survey No. 1 in
Travis County, Texas
DESCRIPTION OF PROPOSED DEVELOPMENT: Installing 9 prefabricated floating boat slips
secured by pilings

Furthermore, I certify and acknowledge that:

1. All applicable subdivision requirements will be completed prior to occupancy of the premises.
(Note: Subdivision may be required if new utility service or additional service is proposed, or if existing service is to be upgraded)
2. The proposed development complies with all applicable zoning regulations.
3. I have received from appropriate agencies, prior to this application, confirmation that all utility services necessary for this project are available; and I will submit verification that all prerequisite fees for such services have been paid prior to issuance of a building permit.
4. I am aware that the approval of this application for a site plan exemption does not constitute authorization to violate any provisions of the *Austin City Code* or other applicable regulations.

Signature of Owner or Owner's Agent: Ron Weiss

Printed Name of Owner or Agent: RON WEISS

Telephone Number of Owner or Agent: 327-9500

Date of Application: 5/13/92

FOR DEPARTMENTAL USE ONLY

EXEMPTION

REVIEWED BY: F. Solari

DATE RECD: _____

RELEASE DATE: _____

☐

REJECTED

☒

APPROVED

☐

CONDITIONAL
APPROVAL
(Specify)

SIGNATURE OF REVIEWER:

F. Solari

(Parks Bd. approval
required)

ADDITIONAL INFORMATION REQUIRED

See attached corrected
site plan - KP Lorange

City of Austin
Land Development Code
Approved Site Plan Exemptions

(a) A site plan shall not be required for the following:

- _____ (1) construction, alteration, or an addition to a single-family, single-family attached, or duplex residential structure, or an accessory use to such a structure where (i) one structure is constructed per legal lot and (ii) no proposed improvement is located in the 100-year flood plain, or the Director has determined that the proposed improvement would have an insignificant effect on the waterway;
- _____ (2) removal of a tree not protected by the Land Development Code;
- _____ (3) interior alteration of an existing building when the alteration does not increase the square footage, area, or height of the building;
- _____ (4) application for a certificate of occupancy for a change to another permitted use which does not increase off-street parking requirements from the existing use or all required parking is existing and in compliance with current codes;
- _____ (5) construction of a fence, but no exemption is granted by this subsection for the construction of a retaining wall or for a fence that may obstruct the flow of water;
- _____ (6) clearing an area no greater than fifteen (15) feet in width for surveying and testing where no tree greater than eight (8) inches in diameter is removed;
- _____ (7) substantial restoration within a period of twelve (12) months of a building damaged by fire, explosion, flood, tornado, riot, act of public enemy, or accident of any kind;
- _____ (8) demolition of a structure or foundation covering no more than ten thousand (10,000) square feet of site area pursuant to a demolition permit issued in accordance with the Land Development Code with no disturbance of a tree greater than eight inches (8") in diameter and no site clearing;
- _____ (9) any development located outside the City's zoning jurisdiction and exempt from all watershed protection requirements of the Land Development Code;
- _____ (10) small additions to developed sites which meet all of the following criteria:
 - a. the additional square footage does not exceed twenty-five percent (25%) of the existing paved or floor area or one thousand (1,000) square feet, whichever is less, except that the following items may exceed the area limitations of this subsection:
 - 1. enclosure of an existing staircase or porch.
 - 2. a carport for less than ten (10) cars placed over existing parking spaces.
 - 3. a ground level deck of less than 5,000 square feet which is for open space use and constructed of wooden slats.
 - 4. the replacement of an existing roof where height is not increased by more than five (5) feet.
 - 5. the remodeling of an exterior facade where new construction is limited to the addition of columns or awnings for windows, or entrance ways.
 - 6. canopies over existing gas pumps and paved driveways; and
 - 7. sidewalks constructed on existing impervious cover.
 - b. the addition complies with all applicable codes and restrictions of the City of Austin, including the Compatibility Standards requirements in the Land Development Code.
 - c. the addition or change in use is not for the purpose of an adult-oriented business as defined and regulated by the Land Development Code.
 - d. the addition does not increase the degree of any existing non-compliance.
 - e. the addition will not create a drive-in service or increase the number of lanes of an existing drive-in service.
 - f. no tree eight (8) inches in diameter or larger is proposed to be removed.
 - g. the addition is not located within the 100-year flood plain, or the Director has determined that the addition would have an insignificant effect on the waterway.
- ✓ _____ (11) any other minor site activities similar to those listed above, as determined by the director.

(b) The director shall require the minimum information believed necessary, in the director's discretion, to determine that a project is entitled to an exemption under this section.

(c) An exemption pursuant to this section does not authorize any development in violation of the Land Development Code or other applicable laws or ordinances of the City. Any previously released site plan pertaining to the site proposed for development shall be revised pursuant to section 13-1-608 (b) if deemed necessary by the Director.

Austin

SITE LOCATION OF SUBMERGED WEST BANK
S30°35'W 273.00'

NEW BULKHEADS TO BE
CONCRETE.

SIDEWALKS ON WESTLAKE
DR. ACCORDING TO STANDARDS.

5.05 acres (220,017 sq. ft.) being a
portion of the Wilkenson Sparks Survey
No. 1, in Travis County, Texas and being
all of that tract of land recorded in
Volume 7851, pages 72-76, Deed Records of
Travis County, Texas.

*SUBDIVISION REQUIRED PRIOR TO BUILDING PERMIT
REFER TO FILE # CBS-85-183
LEGAL DESCRIPTION

tr
c) Ce
or
d) Su
Bu

Water
prior

Conne
waste



LOCATION MAP



C
SITE PLAN
under Sec:
the City of
of:
YACHT

Date of
Revision
Revision
Revision
CORR.

9 floating
slips - Kf
5.13.92

The property described herein is within a special flood hazard area as described by the Federal Insurance Administration, Department of Housing and Urban Development. Flood hazard boundary map revised 9/2/81 as shown on Sheet 480624-0075B.

Limit of 100-year flood plain lies at 493 contour. The 25-year flood plain is contained within the 100-year flood plain.

All structures present on the site are existing.

All mechanical equipment located on exterior concrete pads is existing. NOISE LEVEL WILL NOT EXCEED TO DBA AT PROPERTY LINE.

All glass on the site is existing, & NON-REFLECTIVE.

All exterior lighting shall be hooded or shielded from view of adjacent residential properties.

ALL COMPACT CAR SPACES ARE TO BE DESIGNATED AS SUCH AFTER CONSTRUCTION.

THE AUSTIN FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL WEATHER DRIVING SURF."

HYDRANTS MUST BE INSTALLED W/ CENTER OF THE 4" OPENING AT LEAST 18" ABOVE FINISHED GRADE. THE 4" OPENING MUST FACE THE DRIVEWAY OR ST. W/ A 3'-0" SETBACK FROM CURBLINE (S). NO OBSTRUCTION IS ALLOWED WITHIN 3' OF ANY HYDRANT. THE 4" OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.

WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES INCLUDE ALL SURFACE ACCESS RDS. WHICH SHALL BE INSTALLED & MADE SERVICEABLE PRIOR TO & DURING THE TIME OF CONSTR. WHERE 24" METHODS OF PROTECTION, AS APPROVED BY THE CHIEF, ARE PROVIDED THE ABOVE MAY BE MODIFIED OR WAIVED.

THE STRUCTURE WILL COMPLY W/ SEC. 10.309 (C) U.F.C.

ANY CHANGE IN THE SHORELINE MUST HAVE CITY COUNCIL APPROVAL (APPROVED 7.11.85, ITEM # C-8).



LAND USE MAP

accordance with the r plan. Any additional will require site pla approval of both Buil and Office of Land De

Approval of this Site include Building and (building permit).

All signs must comply of Sign and Zoning Ord Driveways:

- Permit required pri of approaches.
- Owner is responsibl relocation of, or d

Additional electric ea at a later date.

DRIVEWAYS LESS THAN 25' TO BE DESIGNATED ONE-WAY (SEE PLAN).

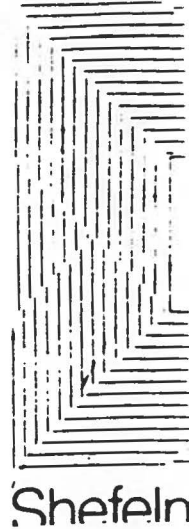
PROVIDE THE SEPARATION BETWEEN KITCHEN & REST OF YACHT CLUB & REST. SPACES.

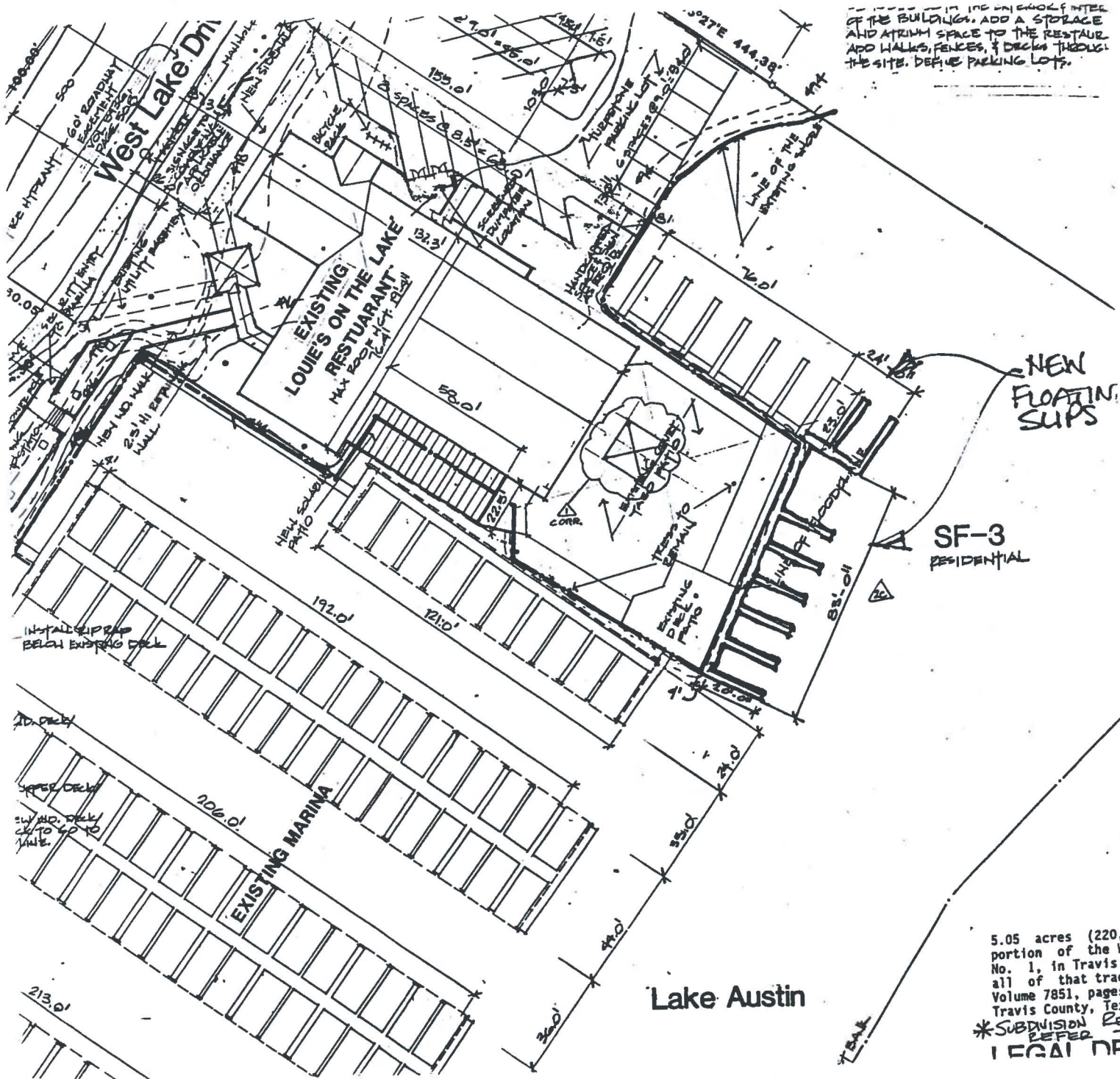
NEW BULKHEADS TO BE CONCRETE.

SIDEWALKS ON WESTLAKE DR. ACCORDING TO STANDARDS.

Before building permit approval, the following landscape ordinance requirements must be met:

- Note method of irrigation in required landscape areas.
- Note method of protecting existing trees from construction damage.
- Certify that plans satisfy landscape ordinance requirements.
- Submit landscape working drawings to Building Inspection Department.







MEMORANDUM

TO: Parks and Recreation Board

FROM: Michael J. Heitz, Acting Director
Parks and Recreation Department

DATE: May 15, 1992

SUBJECT: Construction of a covered two-slip boat dock, at 3100
Rivercrest Drive. File # SP-92-0101DS

A request has been received from Signor Enterprises Inc, on behalf of Gerald Lamar, to construct a covered two-slip boat dock at 3100 Rivercrest Drive.

This project has been reviewed and the site plans meet the requirements of Article VI, Division 4, Part E (Requirements for the Construction Of Boat Docks) of the Land Development Code (including all amendments).

Recommendation

I recommend approval of the request to construct a covered two-slip boat dock at 3100 Rivercrest Drive, in accordance with the approved Site Plan # SP-92-0101DS.

If I can provide you with any additional information, please contact me.


Michael J. Heitz, Acting Director
Parks and Recreation Department

MH:PM

Date: May 11, 1992
To: Director Parks and Recreation Department
From: Signor Enterprises Inc.
Subject: Dock permit, legal address: Lot 8, Block "A" Rivercrest
Addition, Section I.

We are requesting approval of our residential boat dock plans at
3100 Rivercrest Drive for construction in June 1992.

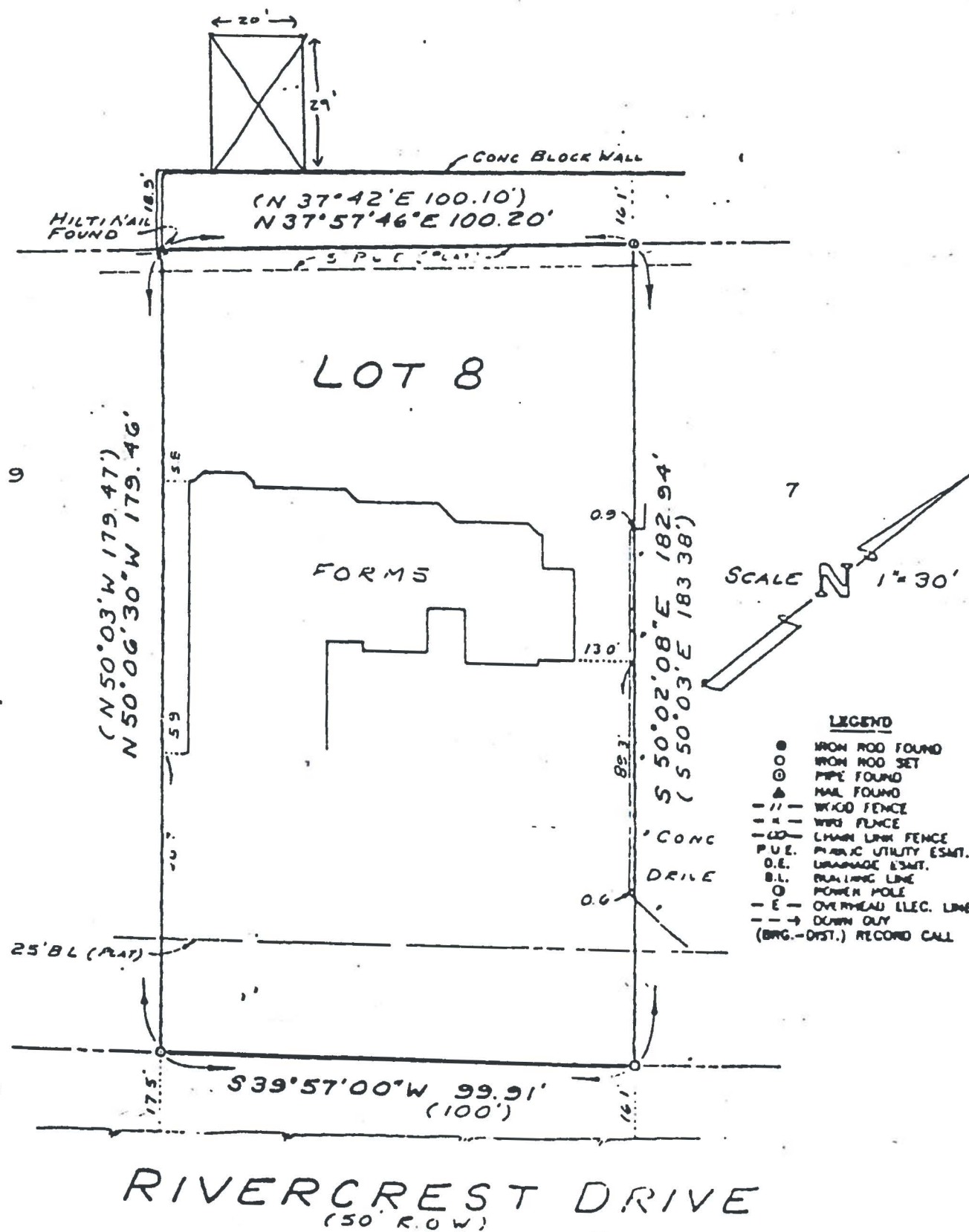
The slips are to be built from steel pilings.

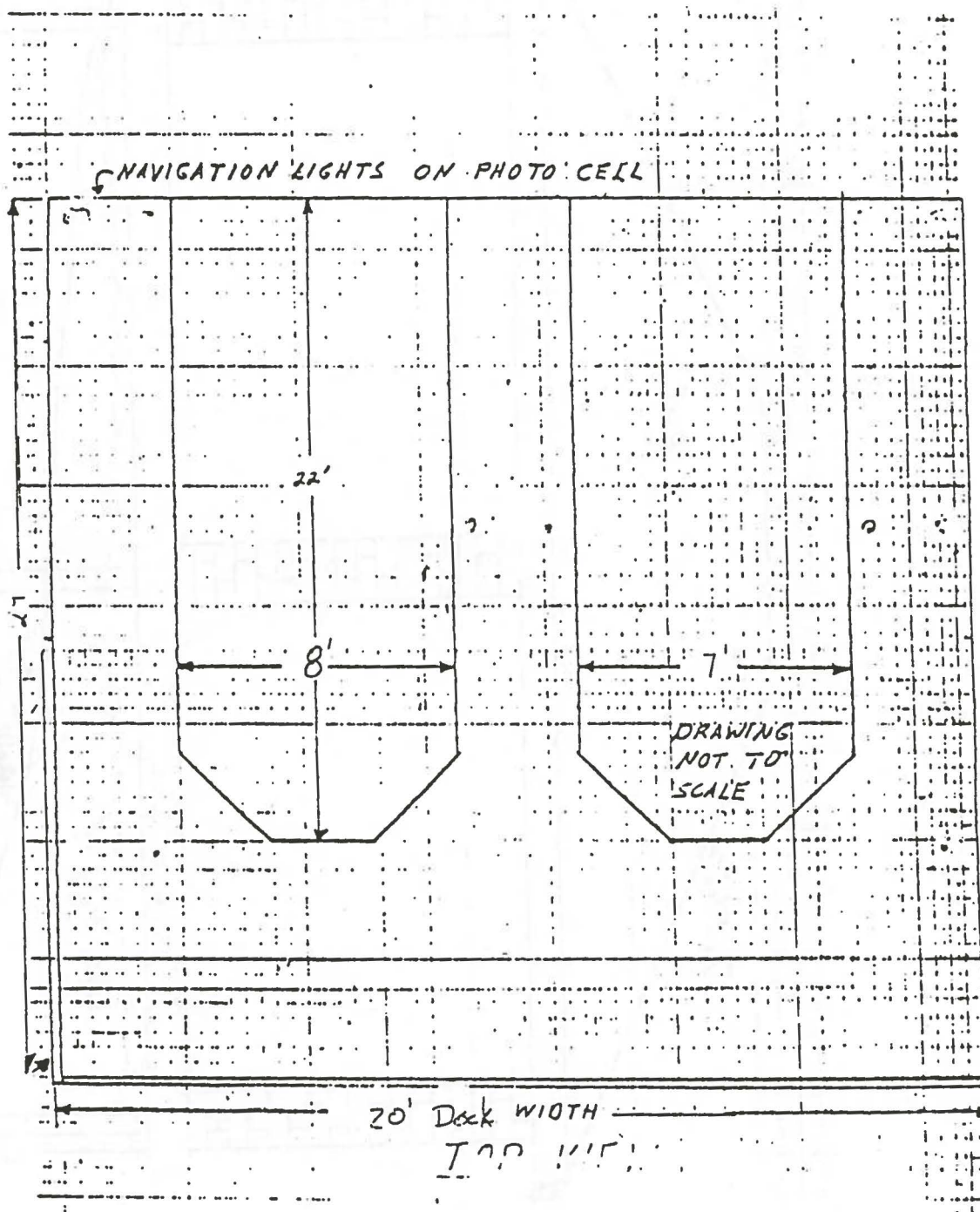
This additional construction should not adversely affect any
shoreline erosion, drainage, or other environmental concerns.

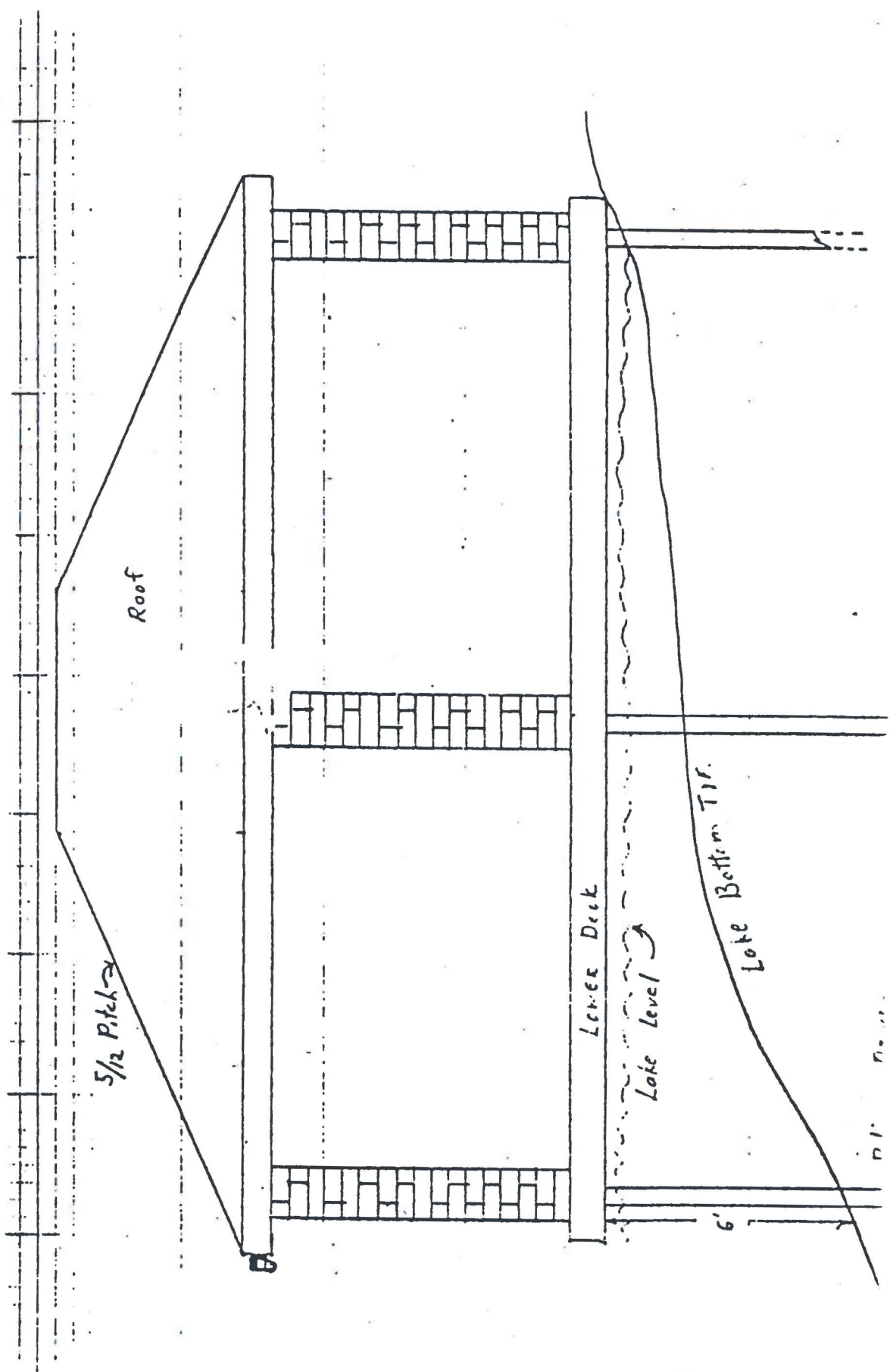
Thank you for your consideration.

A handwritten signature in cursive script, reading "Rusty Signor".

Rusty Signor









MEMORANDUM

TO: Parks and Recreation Board

FROM: Michael J. Heitz, Acting Director
Parks and Recreation Department

DATE: May 18, 1992

SUBJECT: Construction of an 18 slip marina, at 5908 Cone Circle Drive.
File # SP-92-0109D

A request has been received from Raymond Thomas, on behalf of the Courtyard Development Company, to construct a private marina, for the use of homeowners, comprising 3 six-slip floating docks at 5908 Cone Circle Drive.

The location of the marina is in a proposed common area of The Courtyard subdivision on Bull Creek. The six-slip floating docks are manufactured as one unit and are secured to the shore by means of two stiffarms and the access ramp. The stiffarms and the access ramps are secured to the shore with concrete deadmen, no other shoreline development will take place.

This project has been reviewed and the site plans meet the requirements of Article VI, Division 4, Part E (Requirements for the Construction Of Boat Docks) of the Land Development Code (including all amendments) with the exception of the items detailed below, mainly those requirements necessary for the development of marinas and common areas.

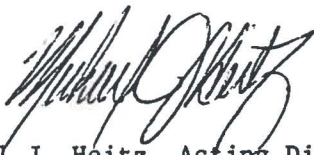
Recommendation

I recommend approval of the request to construct a three six-slip floating boat docks at 5908 Cone Circle Drive, in accordance with Site Plan # SP-92-0109D, subject to:

1. Approval of the Parks Police Lake Patrol with regard to this development not creating a navigation hazard to other watercraft using Bull Creek.

2. Navigation lights to be provided in accordance with Section 13-2-793(2)(B)(3), which requires a light station be provided not more than 25' apart.
3. 13 parking spaces being provided within the common area for use of the boatowners, to meet the shoreline setback requirements, in accordance with Section 13-2-795(6)(A) & (B).
4. Permanent sanitation facilities being provided, in accordance with Section 13-2-795(6)(C).
5. Solid Waste facilities being provided for collection of trash or garbage generated by the marina or common area, in accordance with Section 13-2-795(6)(D).

If I can provide you with any additional information, please contact me.



Michael J. Heitz, Acting Director
Parks and Recreation Department

MH:PM

COURTYARD DEVELOPMENT COMPANY

P.O. Box 26216
Austin, Texas 78755
(512) 261-4161

May 18, 1992

Parks and Recreation Department
City of Austin
Post Office Box 1088
Austin, Texas 78765

Director of Parks and Recreation:

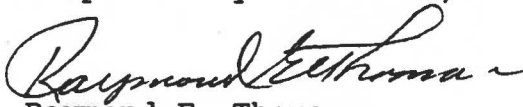
The Courtyard Development Company requests approval for the construction of 18 floating boat docks on the shoreline of the phase 3B, Lot #53, of the Courtyard subdivision along Bull Creek, known as 5908 Cone Circle Drive. The project will consist of three separate dock facilities with six boat slips in each facility. Each facility will consist of a gabled metal roof supported on galvanized steel columns, 4' walkways along the side of each slip, 8' main walkways with six locker closets, and a walkway to the shore.

The proposed docks will be floating type using plastic encased foam as a means of support with concrete decking. The docks will be floating 2' away from the existing shoreline anchored with stiffarms at each corner. Because the proposed docks will be the floating type, no shoreline modification will be required. It is the Courtyard Development Company's intent to have very little impact on the native setting. For this reason, the boat docks will be constructed at an existing boat launch ramp located across Bull Creek and floated to their permanent location. This will also eliminate construction traffic in the Courtyard neighborhood.

The Courtyard Neighborhood Group supports this project and no exemptions will be required to build this project from the City of Austin.

The proposed date of commencement of construction is June 1, 1992.

Respectfully submitted,


Raymond E. Thomas
President



MEMORANDUM

TO: Parks and Recreation Board

FROM: Michael J. Heitz, Acting Director
Parks and Recreation Department

DATE: May 15, 1992

SUBJECT: Construction of two-slip covered boat dock, at 1610 Rockcliff Road. File # SP-92-0079DS

A request has been received from Spillar Boat Docks, on behalf of John Musselman, to construct a two slip covered boat dock, at 1610 Rockcliff Road.

This project has been reviewed and the site plans meet the requirements of Article VI, Division 4, Part E (Requirements for the Construction Of Boat Docks) of the Land Development Code (including all amendments).

Recommendation

I recommend approval of the request to construct a two-slip boat dock at 1610 Rockcliff Road, in accordance with the ammended Site Plan # SP-92-0079DS, subject to the following:

1. In accordance with Section 13-2-793(2)(B)(2), structures between 25' and 50' in length(measured parallel to the shoreline) must be provided with one light station at each of the structure farthest from the shoreline.

If I can provide you with any additional information, please contact me.


Michael J. Heitz, Acting Director
Parks and Recreation Department

MH:PM

Spillar Boat Dock & Boat Lifts

Rt. 3, Box 937

Spicewood, Texas 78669

(512) 264-1774

(512) 452-6514 (Royce E. Reynolds)

April 23, 1992

Director of Parks and Recreation Dept.

John E. Musselman, Jr. Boat Dock
1610 Rockcliff Road
Austin, Texas

Lot 1 Block "A"
Green Park Subdivision
Section 4

We hereby propose the construction of a double slip, single family boat dock at 1610 Rockcliff Road, Austin, Texas for owner John E. Musselman, Jr.

When approved with all City of Austin required permits in place, construction to begin on or about June 1, 1992.

There is no intent to gain shore line or affect navigation or recreation.

All construction to follow City of Austin Codes and Ordinances using only materials and procedures approved for Lake Austin.

Electrical to City of Austin Code.

Thank you,



Royce E. Reynolds

SPILLAR BOAT DOCKS & BOAT LIFTS
RT. 3 Box 937
Spicewood, Texas 78669
512 / 264-1774
Contact Royce Reynolds 452-6514

Site Plan Revision:

Project Name: JOHN E. MUSSELMAN BOAT DOCK

Address: 1610 Rock Cliff Road

Legal: Lot 1 Blk. A Sec. Four
Green Park Subdivision
Austin, Texas Travis, County 78746
Recorded Book 90 Pages 183 & 184 Travis, County

We hereby submit the revisions to satisfy requirements of
PARKS & RECREATION DEPT. Revised plans have been submitted
to PARKS for approval.

REVISIONS: Change Boat Slip #2 from Eighteen Feet in width
to Nine Feet in width.
Add 2 X 4 Wol. Stud Walls with Masonite Siding.
Add Two Garage type Doors & Two Mtl. passage Doors.

Note: Other SitePlan changes have been made.
(Address & lots boundary distances.)

Thank You:



Royce E. Reynolds
SPILLAR BOAT DOCKS & BOAT LIFTS

D I S T R I B U T I O N M E M O R A N D U M

13-MAY-1992

TO: COMMENT DUE DATE: 21-MAY-1992
 FROM: SITE PLAN REVIEW DIVISION/PLANNING DEPT
 SUBJECT: DEVELOPMENT PERMIT ONLY SP-92-0079DS

UPDATE #1

PROJECT: JOHN E. MUSSELMAN BOAT DOCK

1610 ROCKCLIFF RD

CASE MANAGER: HAMILTON, SHAW 499-2751

APPLICATION DATE: 13-MAY-1992

ZIP: 78746 FULL PURPOSE
 WATERSHED: Lake Austin RURAL WATER SUPPLY

OWNER: MUSSELMAN, JOHN E. (512)327-7130
 5401 MARY ANNA DRIVE AUSTIN, TX 78746
 CONTACT: JOHN E. MUSSELMAN

AGENT: SPILLAR BOAT DOCKS (512)452-6514
 RT. 3, BOX 937 SPICEWOOD, TX 78669
 CONTACT: ROYCE E. RENOLDS

SITE PLAN AREA: 1.894 ACRES (82499 SQ FT)
 UTILITY-OR STORM SEWER LENGTH: 0 LINEAR FEET

EXISTING ZONING:
 EXISTING USE:

TRACT	ACRES/SQ FT	PROPOSED USE
-------	-------------	--------------

RELATED CASE NUMBERS (IF ANY):

OTHER PROVISIONS:
 QUALIFIES AS A SMALL PROJECT
 TIA IS NOT REQUIRED
 FEE RECEIPT #: 1103261

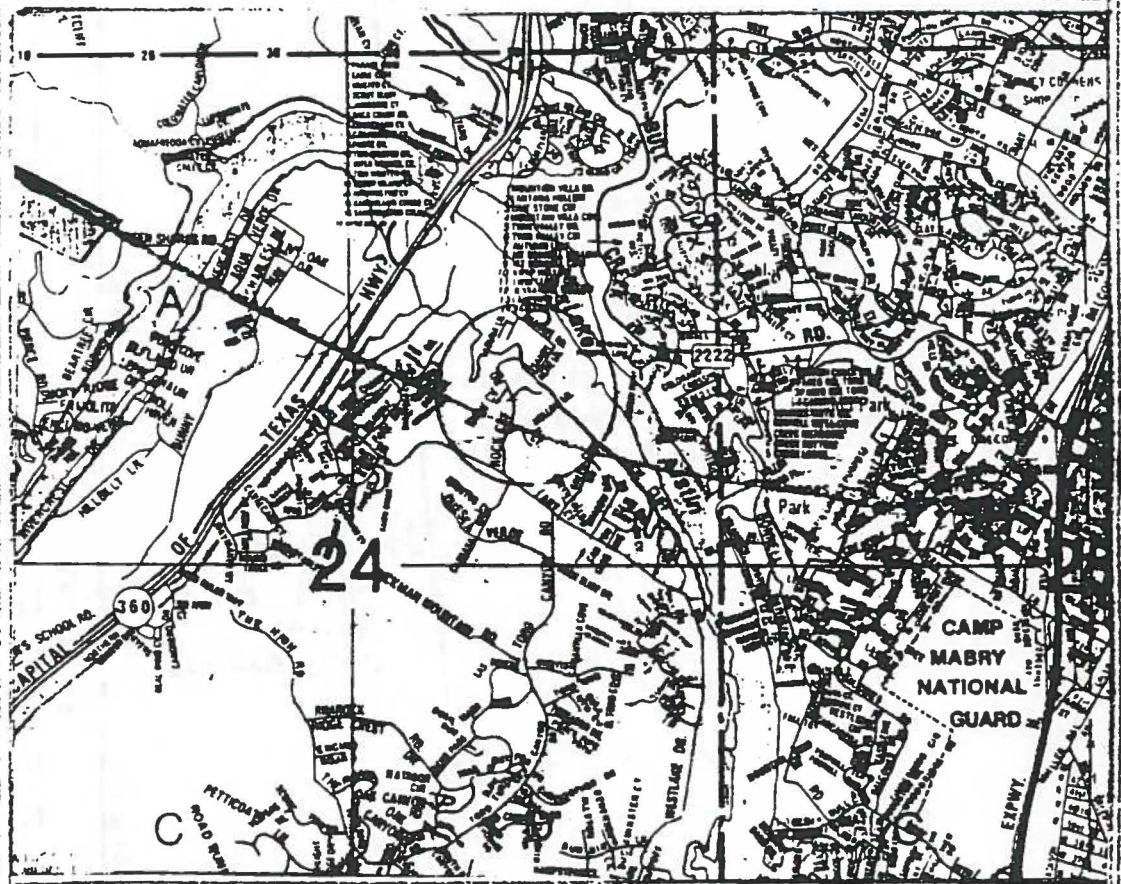
SUBD NAME: GREEN PARK SUBDIVISION
 BLOCK/LOT: BLOCK A, LOT 1
 PLAT BOOK/PAGE:

VARIANCES/WAIVERS, BONUSES:

** REVIEWERS - PLEASE USE NEW COMMENTS TRACKING SYSTEM **

GENERAL NOTES:

1. Steel posts which support the silt fence shall be installed on a slight angle toward the anticipated silt fence source. Post must be embedded a minimum of one foot.
2. The toe of the silt fence shall be trenched in with a spade or mechanical trencher, so that the downslope face of the trench is flat and perpendicular to the line of flow. Where fence can not be trenched in (e.g. pavement) weight fabric flap with washed gravel on uphill side to prevent flow under fence.
3. The trench must be a minimum of 6 inches deep and 6 inches wide to allow for the silt fence fabric to be laid in the ground and backfilled with compacted material.
4. Silt fence should be securely fastened to each steel support post or to woven wire, which is in turn attached to the steel fence post.
5. Inspection shall be made weekly or after each rainfall event and repair or replacement shall be made promptly as needed.
6. Silt fence shall be removed when the site is completely stabilized so as not to block or impede storm flow or drainage.
7. Accumulated silt shall be removed when it reaches a depth of 6 inches. The silt shall be disposed of in an approved site and in such a manner as to not contribute to additional siltation.



JOHN E. MUSSILHANT, JR. BOAT DOCK

1610 ROCKCLIFF ROAD

LOT 1 BLK. "A"

GREEN PARK SUBDIVISION SEC. 4
FILE # CB-84-22.5

TRAVIS, CO. AUSTIN, TEXAS 78746
RECORDED BK. 90, PG. 183 & 184 TRAVIS, COUNTY

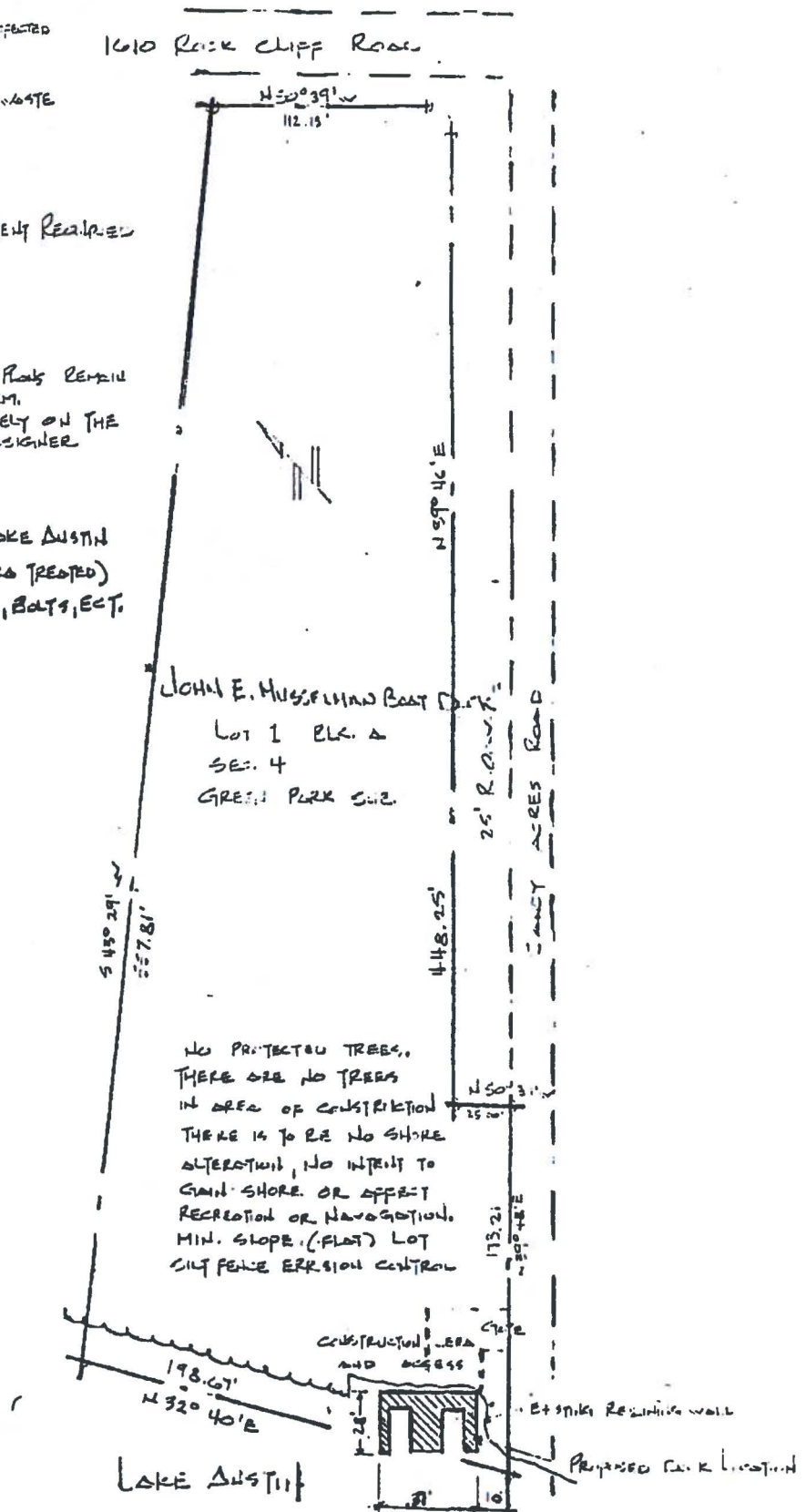
SUBJECT SINGLE FAMILY RES. DBL. SLIP BOAT DOCK

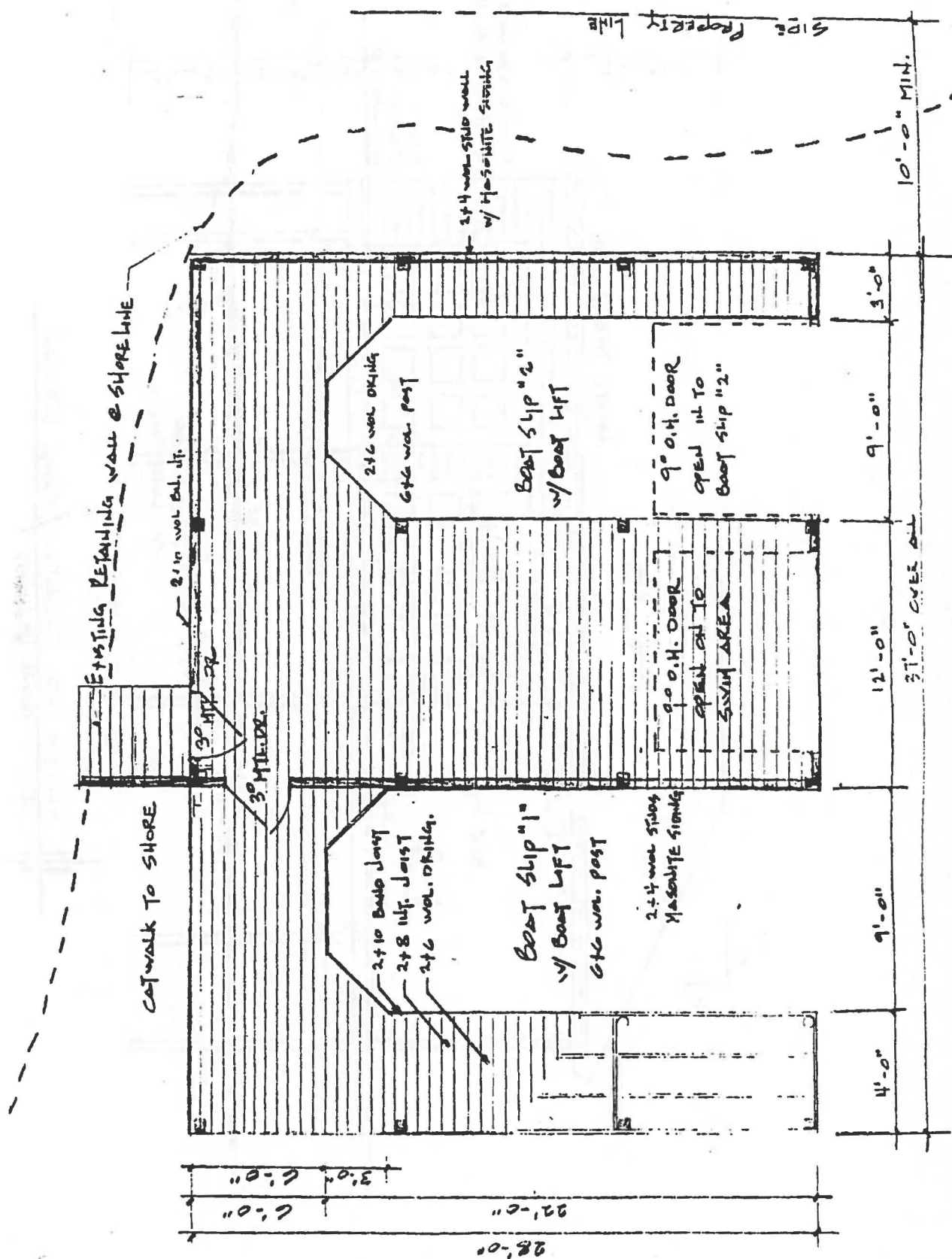
LAKE AUSTIN WATERSHED, WATER SUPPLY PURCH.

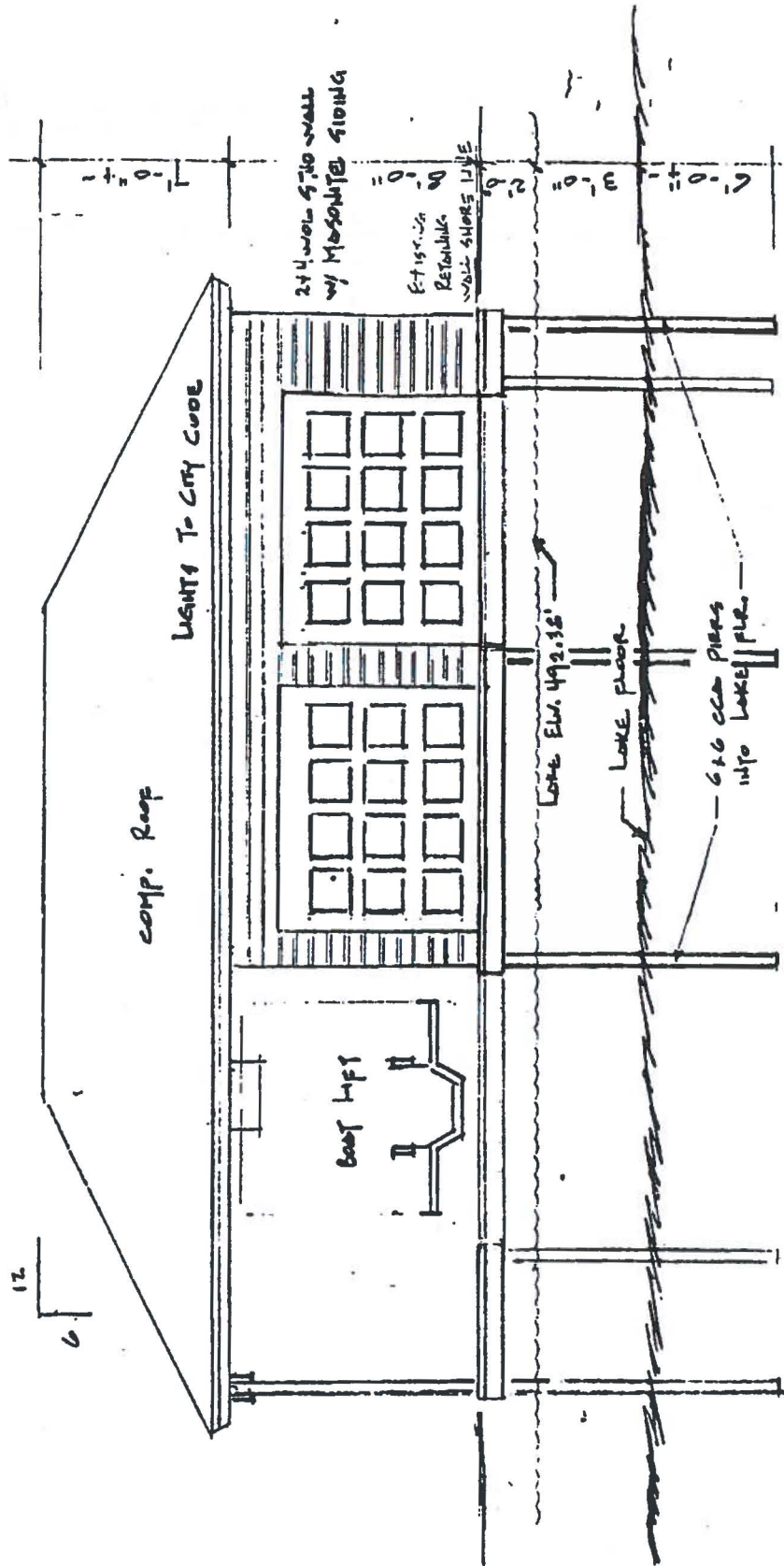
AND IS EXEMPT PURSUANT TO THE LAND DEVELOPMENT

CODE SEC 13-2-502 B, PURSUANT TO SEC. 13-2-502 G

NOTE:
ONLY ALL MATERIALS IN AREA OF LAKE AUSTIN
WATER TO BE WOL. LUMBER/PIERS (ECC TREATED)
NOT DIPPED GALV. FASTENERS, NAILS, BOLTS, ETC.







FRONT & SIDE ELEVATION / SAME DESIGN
 SCALE 1/4" = 1'-0"



MEMORANDUM

TO: Parks and Recreation Board

FROM: Michael J. Heitz, Acting Director
Parks and Recreation Department

DATE: May 21, 1992

SUBJECT: Budget Amendment

On May 28, 1992, the Parks and Recreation Department will be asking City Council to consider an amendment to the 1991-92 General Fund Operating Budget to appropriate revenues and expenditures for 55 additional youth and adult cultural arts programs at the Dougherty Arts Center, 9 additional sessions of the Nature and Adventure Summer Camps at the Austin Nature Center, and 37 additional programs at nine Recreation Centers.

It is anticipated that 730 additional participants will be served by these programs at the Dougherty Arts Center, 110 additional children at the Austin Nature Center, and 1,954 additional participants at the Recreation Centers. This request for funding authority has been necessitated by an increased demand for services.

Attached please find a spreadsheet with the information requested at your last meeting. None of the additional classes displace free youth programming. After expenses are met, the \$51,996 raised in revenues will be applied to off-set an anticipated year-end deficit. If you need further information, please call Carolyn Nelson, at 499-6718.

Carolyn Nelson
for Michael J. Heitz,
Acting Director
Parks and Recreation Department

JA:AD:ad

Budget Amendment

Program	Number-Length Sessions	Fee per Session	Age	Location
Basketball League	1- Twelve week session 30 Teams	\$235	Adult	Montopolis
Adventure Summer Camp	2- Two week sessions	\$200	10 to12	Austin Nature Center
Adventure Camp	1- One week session	\$90	10 to12	Austin Nature Center
After School	2- One week sessions	\$75	6 to14	McBeth
After School	1- Four week session	\$156	6 to12	Northwest
After School Fun Club	3- Four week sessions	\$300	6 to12	Dittmar
After School Fun Club	1- Four week session, Fall	\$85	6 to12	McBeth
Arts Apprentice	2- Four week sessions, Summer	\$85	6 to12	McBeth
Arts Discovery	6- Two week sessions	\$100	13 to18	Dougherty Arts Center
Computer Arts Discovery	1- One week session	\$67	13 to18	Dougherty Arts Center
Back to School Camp	10-Two week sessions	\$85	10 to12	Dougherty Arts Center
Beginning Clay	2- Two week sessions	\$100	10 to12	Dougherty Arts Center
Bench Step Aerobics	1- Two week session	\$150	6 to14	McBeth
Camp for Tots	2- Eight week sessions	\$75	Adult	Dougherty Arts Center
Camp Round-Up	2- Four week sessions	\$25	Adult	Dittmar
Creativity Club	6- Two week sessions	\$70	3 to 5	Northwest
Continuing Clay	1- Two week session	\$125	6 to 12	Community Enrichment
Drawing	2- Four week sessions	\$75	6 to 12	Dougherty Arts Center
Flamenco Dance	1- Three week session	\$48	6 to 12	Dougherty Arts Center
Half-Day Camp	4- Eight week session	\$75	Adult	Dougherty Arts Center
Half-Day Camp	2- Eight week session	\$62.50	Adult	Dougherty Arts Center
Here All Day Camp	2- Four week sessions	\$35	Adult	Dougherty Arts Center
Intro to Wheel Throwing	6- Two week sessions	\$85	6 to 8	Northwest
Int/Adv. Wheel Throwing	6- Two week sessions	\$64	6 to 12	Hancock
Men's Basketball League	10-Two week sessions	\$148	6 to 12	Hancock
Men's Softball League	2- Eight week sessions	\$75	Adult	Dougherty Arts Center
	2- Eight week sessions	\$75	Adult	Dougherty Arts Center
	1- Twelve week session	\$215	Adult	Rosewood
	21 teams			
	1- Twelve week session	\$232	Adult	Givens
	14 teams			
Metal Sculpture	4- Six week sessions	\$64	Adult	Dougherty Arts Center
Nature Summer Camp	4- Two week sessions	\$170	7 to 9	Austin Nature Center
	2- One week sessions	\$85	7 to 9	Austin Nature Center
Oil Painting	1- Eight week session	\$60	Adult	Dougherty Arts Center
Pre-School Enrichment	2- Five week sessions	\$90	3 to 5	Dittmar
Pre-School Development	1- Four week session	\$138	2 to 5	Northwest

Budget Amendment

Pre-School Picassos	5-Two week sessions	\$65	3 to 5	Dougherty Arts Center
	1-Two week session	\$59	3 to 5	Dougherty Arts Center
Painting	2-Eight week sessions	\$60	Adult	Dougherty Arts Center
Photography	1-Eight week session	\$75	Adult	Dougherty Arts Center
Round Dance	1-Evening	\$25	Adult	McBeth
Senior Dollmaking	8-Five week sessions	\$15	Seniors	Dittmar
Senior Travelers	1-Fifteen week session	\$5.50	Seniors	Dottie Jordan
	Class meets every other week			
Shapedown Camp	1-One week session	\$150	14 to 16	McBeth
Somebody Camp	1-One week session	\$150	8 to 12	McBeth
Square Dance	2-Four week sessions	\$25	Adults	McBeth
Summer Art Adventure	5-Two week sessions	\$170	6 to 9	Dougherty Arts Center
	1-Two week session	\$153	6 to 9	Dougherty Arts Center
Early-Dropoff/Art Adventure	6-Two week sessions	\$15	6 to 9	Dougherty Arts Center
Summer Camps	4-Two week sessions	\$110	3 to 12	Dottie Jordan
Summer Camps	3-Two week sessions	\$150	6 to 14	McBeth
	1-Two week session	\$135	6 to 14	McBeth
Summer Day Camp	1-Two week session	\$100	5 to 13	Rosewood
Summer Camp	1-Two week session	\$100	6 to 12	Givens
Basketball Camp	1-Two week session	\$8	6 to 12	Givens
Summer Camp	1-Two week session	\$182	6 to 12	Dittmar
Swim Camp	1-Two week session	\$75	6 to 14	McBeth
Watercolor Workshop	2-Eight week sessions	\$60	Adult	Dougherty Arts Center
Youth Karate	1-Twelve week session	\$25	8 to 12	Dittmar



MEMORANDUM

TO: Parks and Recreation Board

FROM: Michael J. Heitz, AIA, Acting Director
Parks and Recreation Department

DATE: May 21, 1992

SUBJECT: Interlocal Agreement with Travis County

In 1991, Travis County Commissioner Marcos de Leon asked the City to ensure that Palm Pool and Park stayed open for the 1991 swim season. Because of concerns for staff safety, the County proposed splitting the cost of providing security for the site and the adjacent County-owned building with the City. Travis County Commissioners' Court approved an Interlocal Agreement in June 1991, and City Council approved it in July 1991.

Commissioner de Leon has requested a similar agreement this year. Approval allows the Park Police to conduct a one-officer patrol seven days a week from 10 a.m. until 7 p.m. from June 9 through August 23, 1992. As its contribution, Travis County will contribute \$6,416 to partially offset the \$12,474 cost of the City Park Police patrol.

Your favorable recommendation of this year's proposal is requested.


Michael J. Heitz, AIA, Acting Director
Parks and Recreation Department



MEMORANDUM

TO: Parks and Recreation Board

FROM: Michael J. Heitz, Acting Director
Parks and Recreation Department

DATE: May 18, 1992

SUBJECT: Dick Nichols District Park
45 acre Drainage Easement for a Regional Stormwater
Management Pond.

A request has been received from the Stormwater Management Division of the Department of Public Works and Transportation for approval of a 45 acre Regional Stormwater Management Pond in part of Dick Nichols District Park.

An information packet describing the project is attached.

The Parks and Recreation Department has been working closely with the Stormwater Management Division to ensure the project, both during construction and when completed will have minimal impact on the park and will not be detrimental to any recreational activities. The construction of this Stormwater Management Pond has been included in the master development plan for Dick Nichols Park.

As you will note from the attached information, the Parks and Recreation Department will receive a \$250,000 payment for the drainage easement. This \$250,000 is included in the amount available for the development of Dick Nichols Park and will form part of the City's share of the matching grant that is under consideration by the Texas Parks and Wildlife Department.

I am satisfied that there are no feasible and prudent alternatives to this project using Dick Nichols District Park and that all reasonable care has been taken to minimize the impact of this project on the park.

Recommendation

I recommend approval of the request for a 45 acre drainage easement in park of Dick Nichols District Park for the construction of a Regional Stormwater Management Facility.

If I can provide you with any additional information please contact me.

A handwritten signature in black ink, appearing to read "Michael J. Heitz", written in a cursive style.

Michael J. Heitz, Acting Director
Parks and Recreation Department

MH:pm



MEMORANDUM

TO: Manuel Mollinedo, Director
Parks and Recreation Department

FROM: Wm. R. Stockton, P.E., Director
Department of Public Works and Transportation

DATE: May 5, 1992

SUBJECT: Regional Stormwater Management Pond - Dick Nichols Park

We would like to begin the acquisition process for the storm drainage easement needed for the above-referenced project. Our department previously agreed to purchase approximately 45 acres of storm drainage easement in Dick Nichols Park for \$250,000. We request that you have this item placed on the May 26, 1992, Parks Board agenda for approval.

Peter Marsh and Tom Randall of your staff have been working with Bob Gowing of our Stormwater Management Division on this project. Any questions may be directed to Bob at 499-7106.

I have enclosed one copy of the Drainage Easement Request and one copy of the construction plans. Your prompt attention to this matter will be greatly appreciated.


Wm. R. Stockton, P.E.
Director

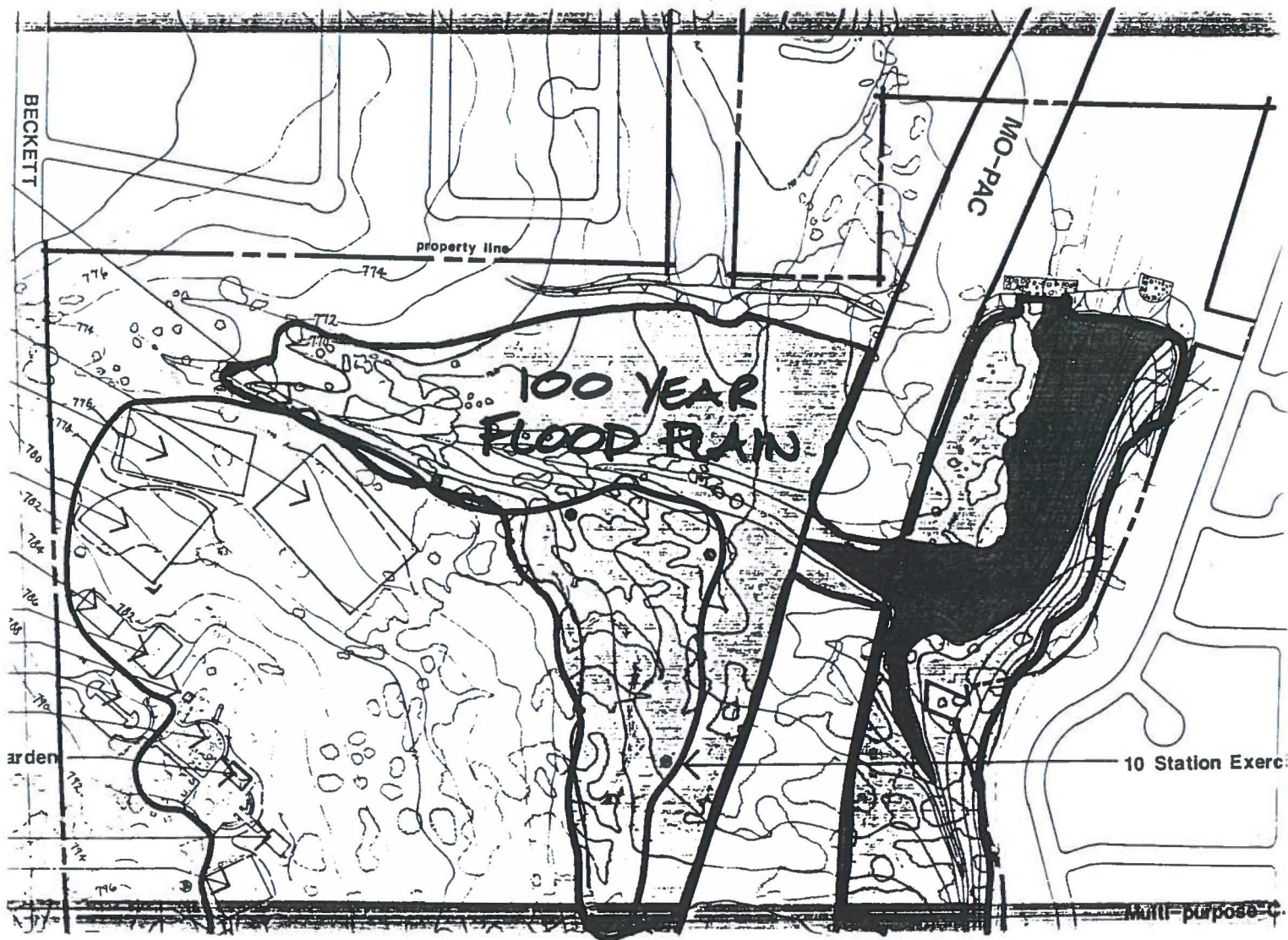
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

WRS:BG:ly

xc: Bob Gowing, P.E., Department of Public Works and Transportation
Peter Marsh, Parks and Recreation Department
Javad Oskioupour, P.E., Department of Planning and Development

Enclosures

38



**DICK NICHOLS PARK
REGIONAL STORMWATER MANAGEMENT FACILITY**

DRAINAGE EASEMENT REQUEST

**CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
STORMWATER MANAGEMENT DIVISION**

MAY 1992

INTRODUCTION

The City of Austin Department of Public Works, Stormwater Management Division, is proposing to construct a regional stormwater management facility along Kincheon Branch (a.k.a. Dry Branch) in Dick Nichols District Park. The proposed facility is a detention (dry) pond incorporating the water quality best management practice of extended detention. Construction of the proposed dry pond will be funded by the Regional Stormwater Management Program. Maintenance will be performed by the Stormwater Management Division.

PROJECT NEED AND JUSTIFICATION

The proposed detention pond is the cornerstone of the Watershed Master Plan for the Williamson Creek Watershed. Benefits provided by the proposed dry pond include the following:

- 1) Flood control will be provided for homes and other structures located alongside the creek for a distance of over 7 miles downstream of the pond;
- 2) Over 100 structures will be removed from the 100-year floodplain for ultimate developed watershed conditions;
- 3) Groundwater recharge to the Edwards Aquifer will be enhanced;
- 4) The embankment which will lie along Mopac will provide a noise and sight buffer between Mopac and the park;
- 5) The embankment which will lie along the park boundary adjacent to Beckett Meadows will provide a buffer between some residents of Beckett Meadows and the park.

Planning for the locations of regional stormwater management facilities is subject to constraints which usually severely limit the available options. A regional detention pond must be located along a stream channel upstream of the target area which it will protect. Regional detention ponds usually require a very large area due to the nature of how detention ponds work. Stormwater runoff is temporarily stored in the detention pond and released after flood waters have receded downstream. In addition, a regional detention pond must be located in an area of the watershed where it will not inadvertently create or compound flood conditions in areas outside the target area. Finally, the proposed site itself must have the correct topographic characteristics and must be available. Dick Nichols District Park meets all these criteria.

ALTERNATIVES TO THE USE OF PARKLAND

Dick Nichols District Park is the best site available in terms of design criteria. When economic and environmental aspects are also considered, it is clearly the best site currently available in the Williamson Creek Watershed.

The economic advantages of this site are clear. The park is already owned by the City. The SWMD has agreed to pay \$250,000 to the Parks and Recreation Department in order to purchase about 45 acres of drainage easement to encompass the pond embankment and the 100-year backwater pool. Most of this area is currently in the 100-year floodplain and therefore not developable. The environmental advantages of this site are that the topography of the site will allow a dry pond to be constructed by placing fill for an earth embankment. No extensive excavation or cut will be necessary. Other sites in the watershed would require massive land clearing and excavation. This results in loss of natural woodland and geologic disturbance of the Edwards Aquifer recharge zone. In addition, an endangered species investigation of the park revealed no endangered species habitat within the proposed limits of disturbance. Finally, the location and topography of the park site will allow water quality and recharge enhancement features to be added to the pond design.

PROJECT DESCRIPTION AND SCHEDULE

The proposed project consists of two earth embankments, a box culvert spillway and a gabion emergency overflow spillway. One earth embankment will lie along the northern park boundary adjacent to the Beckett Meadows Subdivision. The length will be about 800 feet. The average height will be about 5 feet with a maximum height of 7 feet. Side slopes will be no steeper than 3 horizontal to 1 vertical. The second embankment will lie along the eastern side of Mopac for a distance of 730 feet, then cross over Kincheon Branch to tie into existing topography near the Maple Run Subdivision. The total length will be about 1500 feet. The average height will be about 8 feet with a maximum height of 20 feet. Side slopes will be 3 horizontal to 1 vertical. Construction of the proposed project is scheduled to begin in August 1992. Construction is expected to take approximately 1 year.

SHORT TERM EFFECTS OF CONSTRUCTION

Construction of the project will not interfere with any park functions since the park is currently completely undeveloped. Sediment and erosion control plans for the project include silt fences and rock berms which will contain sediment within the project site. Once the project is complete the sediment will be removed and all disturbed areas will be restored with native vegetation.

Portions of the embankment totaling about 800 feet in length lie within wooded areas of the site. A tree survey was performed to identify all trees within the disturbed areas. The embankments were carefully planned to minimize clearing of trees, however some tree clearing will be necessary since the site is so heavily wooded. A total of 51 trees greater than 6" in diameter are planned to be removed. Of those, 23 are juniper trees, 14 are live oaks, and 15 are cedar elms. PARD staff were consulted throughout the planning and engineering processes. Tree wells and tree protection are employed extensively to save and protect as many trees as possible.

LONG TERM EFFECTS OF CONSTRUCTION

One of the long term effects of the pond will be slightly longer times of inundation for very large storms. The time of inundation for the 100-year storm is expected to increase by about 5 hours. This should have no impact on park operations. Another effect will be a restriction of building structures within the drainage easement. However, this will not interfere with the current master plan for the park, which has taken the detention pond into account and calls for only playing fields and trails to be constructed in this area. It should also be noted that 40 acres of the requested 45 acres is already in the 100-year floodplain and would be subject to the same development constraints regardless of whether or not storm drainage easement is present. Therefore, the long term effects of the pond are minimal.

RESTORATION PLAN

To replace the trees being lost, the plans for the detention pond include extensive revegetation using a diverse mixture of trees and shrubs. The planting plan, prepared by PARD personnel, calls for 43 large trees such as live oak, cedar elm, bur oak, Texas red oak and cottonwood; 110 small trees such as Texas persimmon, yaupon holly, redbud, mexican plum, mountain lauren, huisache, possumhaw and eve's necklance; and 256 shrubs such as Mexican buckeye, beautyberry, evergreen, agarito, spanish dagger yucca, lantana, flameleaf sumac and evergreen sumac.

FIELD NOTES

FIELD NOTES FOR A TRACT OF LAND, CONTAINING 45.30 ACRES, SITUATED IN THE THOMAS ANDERSON SURVEY NUMBER 17, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND ALSO BEING OUT OF AND A PART OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO THE CITY OF AUSTIN AND DESCRIBED IN THE FOLLOWING THREE (3) INSTRUMENTS;

1. WARRANTY DEED DATED JANUARY 27, 1981 OF RECORD IN VOLUME 7304 AT PAGE 125 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, (100 ACRE TRACT);
2. WARRANTY DEED DATED AUGUST 15, 1980, OF RECORD IN VOLUME 7103 AT PAGE 1795 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, (30 ACRE TRACT);
3. INSTRUMENT DATED OCTOBER 15, 1985 OF RECORD IN VOLUME 9471 AT PAGE 924 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, (1.21 ACRES)

SAID 45.30 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a 1/2 inch iron pin found for the most northerly corner of the herein described tract of land, same being the intersection of the east right-of-way line of Beckett Road with the south or southwest line of Beckett Meadows, Section One, a subdivision in the City of Austin, Travis County, Texas, of record in Book 84 at Page 132D-133A of the Plat Records of Travis County, Texas, and which point is the most northerly corner of said 100.00 Acre tract of land described in Volume 7304 at Page 125 of the Real Property; Records of Travis County, Texas;

THENCE, in a southeasterly direction with the north or northeast line of said 100.00 acre tract of land, same being the south line of said Beckett Meadows the following four (4) courses:

1. S 59°42'59" E 580.96 feet to a 1/2 inch iron pin found at the southeast corner of Lot 77 and southwest corner of Lot 78;
2. S 59°38'32" E 319.95 feet to a 1/2 inch iron pin found at the southeast corner of Lot 75 and the southwest corner of Lot 38;
3. S 59°45'57" E 355.17 feet to a 1/2 inch iron pin found at the southeast corner of Lot 35 and the southwest corner of Lot 34;
4. S 59°44'03" E 369.87 feet to a 1/2 inch iron pin found at the southeast corner of Lot 31, same being the most southerly corner of Lot 30, for an interior ell corner of the herein described tract of land;

THENCE, with the east line of said Lot 30, Block A, N 29°55'00" E 100.00 feet to an exterior ell corner of the herein described tract of land;

THENCE, S 61°36'12" E 188.10 feet to an exterior ell corner of the herein described tract of land, same being a point in the west line of Lot 2, Stonecreek, a subdivision of record in Book 86, Page 6D of the Plat Records of Travis County, Texas;

THENCE, with a line 188.10 feet east or southeast of and parallel with the east or southeast line of said Beckett Meadows, Section One, S 29°55'00" W 100.00 feet to an iron pin found at an interior ell corner of the herein described tract of land, same being the southwest corner of said Lot 2, Stonecreek;

THENCE, with the south line of said Lot 2, S 60°05'00" E at 350.00 feet passing the most southerly southeast corner of said Lot 2, Stonecreek, and across the aforesaid 30 acre tract dedicated as parkland in Volume 7103 at Page 1795 in all a distance of 427.35 feet to an intersection with the curving west right-of-way line of Loop 1 (Mopac Boulevard) as conveyed to the State of Texas in Volume 10874 at Page 939 of the Real Property Records, Travis County, Texas;

THENCE, with said west right-of-way line of Loop 1, along a curve to the left having an angle of intersection of 6°58'45", a radius of 5,829.58 feet, a tangent distance of 355.49 feet, an arc distance of 710.10 feet, the chord of which arc bears S 47°46'10" W 709.66 feet to a brass disc found for a point of compound curvature;

THENCE, with said west right-of-way line of Loop 1, along a curve to the left having an angle of intersection of 1°18'30", a radius of 11,559.16 feet, a tangent distance of 131.97 feet, an arc distance of 263.93 feet, the chord of which arc bears S 43°49'42" W 263.92 feet to a brass disc in concrete found for a point of non-tangency;

THENCE, continuing along the west right-of-way line of Loop 1, S 46°50'09" W 922.64 feet to a point, same being the most southerly corner of the herein described tract of land;

THENCE, in a northerly direction with the following four (4) courses;

1. N 43°09'51" W 320.00 feet to a point;
2. N 23°50'09" E 848.99 feet to a point;
3. N 6°12'45" W 263.65 feet to a point;
4. N 54°05'58" W 1,146.33 feet to a point for the most westerly corner of the herein described tract of land, same being a point in the east right-of-way line of Beckett Road;

THENCE, with said east right-of-way line of Reckett Road, N 29°54'02" E 550.00 feet to the point of beginning.

FIELD NOTES: Larry Kemp
3/15/91

FIELD WORK: Ed Sosebee
FB 3891
PGS 49-61

FB 3873
PG 73

APPROVED:

David M. Segura
David M. Segura, RPLS, NO. 4177
Survey Manager
Surveying Section
Department of Public Works and
Transportation

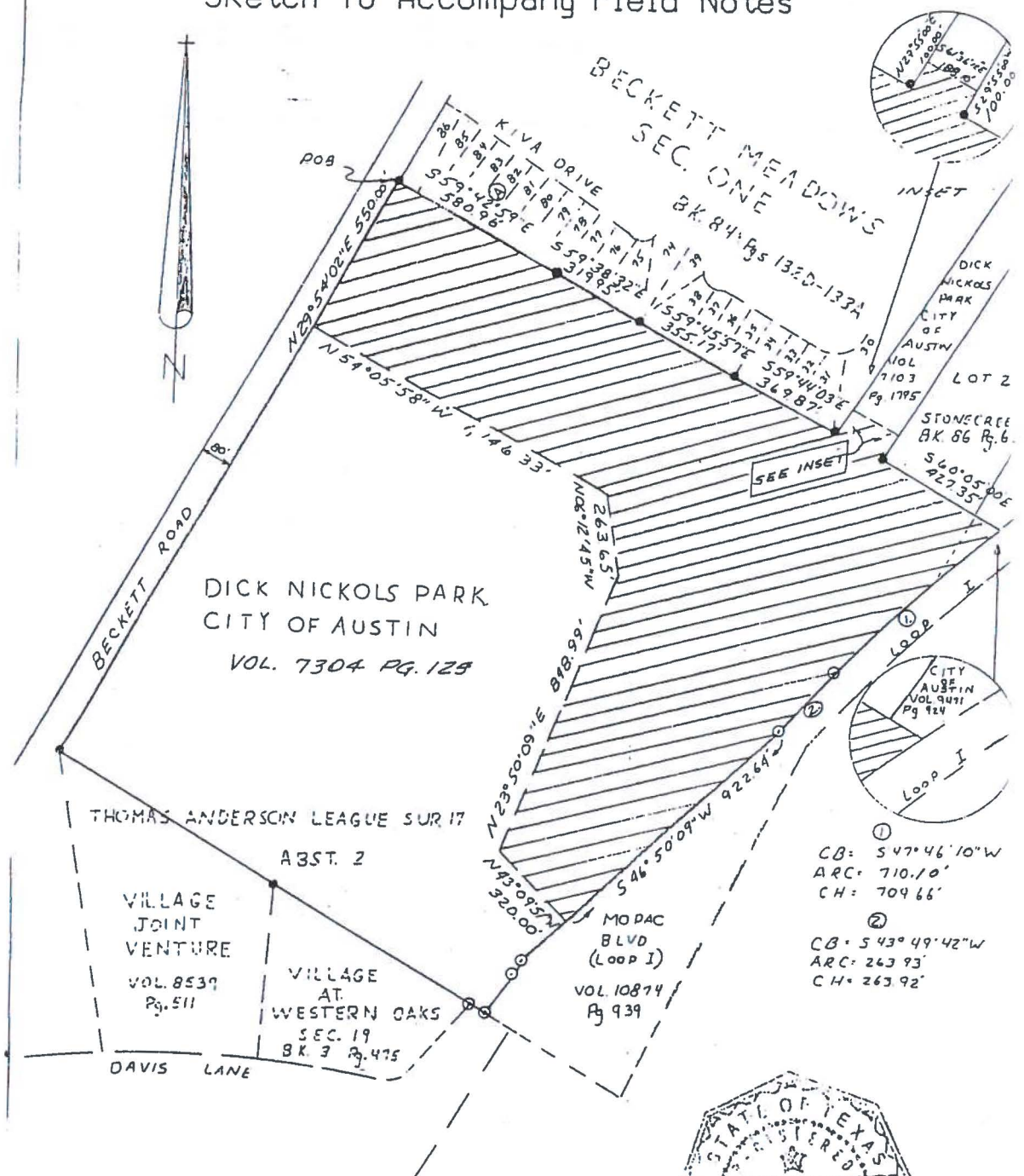
References

2-A-1793 (Bearing Basis)
2-I-904, 2-I-907, 2-A-2079
Texas Highway Dept. Plans B-7-192
Tax Plat No. 4-1537
Austin Grid C-17, C-18

GG:rr
3066

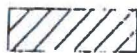


Sketch To Accompany Field Notes



LEGEND

- STEEL PIN FOUND
- BRASS DISC IN CONCRETE FOUND



PROPOSED DRAINAGE
EASEMENT



SCALE 1" = 400'

BEARING BASIS 2-A-1793

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DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION
ENGINEERING SUPPORT DIVISION
PROJECT DICK NICKOLS DET. FACILITY
DRAWN BY LARRY KEMP
DATE MARCH 22, 1991



MEMORANDUM

TO: Parks and Recreation Board

FROM: Michael J. Heitz, Acting Director
Parks and Recreation Department

DATE: May 18, 1992

SUBJECT: Upper Bull Creek Greenbelt
2574 sq.ft. License Agreement for wastewater lift station.

A request has been received from Jones and Neuse Inc., on behalf of Northwest Travis County MUD No. 1 for approval of a 2574 sq. ft. License Agreement to construct a waste water lift station in part of Upper Bull Creek Greenbelt.

An information packet giving details of the project is attached.

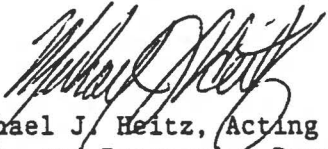
The Real Estate Division of the Public Works Department has appraised this tract and is of the opinion that annual fee for the licensed area should be \$200.00

I am satisfied that there are no feasible and prudent alternatives to this project using Upper Bull Creek Greenbelt and that all reasonable care has been taken to minimize the impact of this project on the park

If I can provide you with any additional information please contact me.

Recommendation

I recommend approval of the request for a 2574 sq.ft. License Agreement to Northwest Travis County MUD No. 1 to construct a wastewater lift station in part of Upper Bull Creek Greenbelt.


Michael J. Heitz, Acting Director
Parks and Recreation Department



MEMORANDUM

TO: Junie M. Plummer, Property Agent
Real Estate Services Division

FROM: Charles Ardoin, Property Agent
Real Estate Services Division

DATE: April 21, 1992

SUBJECT: License agreement request from Jones & Nuese, Inc. for a lift station in Northwest Travis County MUD No. 1. Parcel 01-6413-0501. Appraisal #20-221.

As you requested I have prepared a letter appraisal on the property referenced above with an appraisal date of April 21, 1992. The purpose of this appraisal is to estimate the current market value of the area to be licensed based on the field notes provided.

Market value for purposes of this report is defined as: "The price which the property would bring when its offered for sale by one who is under no necessity of buying it taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future." From the court case of City of Austin vs. Cannizzo et al 267 S.W. 2d 808, 815 (1954).

After a through investigation and evaluation of the subject property and the available data, it is my opinion that the annual fee for the area to be licensed should be \$200.00.

Should you have any questions please contact me at 499-7185.

Respectfully submitted,


Charles Ardoin, Appraiser
Property Agent II

xc: L Rizer

INFORMATION PACKET
LIFT STATION NO. 1 UPGRADING
NORTHWEST TRAVIS COUNTY MUD NO. 1

JANUARY, 1992

JONES AND NEUSE, INC.
Environmental and Engineering Services

© 1992 Jones and Neuse, Inc.

Introduction

Northwest Travis County Municipal Utility District No. 1 (District) is planning to upgrade two of the District's wastewater lift stations (L.S. No. 1 and L.S. No. 2). One of the lift stations (L.S. No. 1) is located at Spicewood Springs Road and Scotland Well Drive. A Project Vicinity Map and Project Location Map are attached which show the location of the two lift stations. The upgrading of the lift stations will involve construction of two entirely new lift stations at approximately the same locations as the existing stations. The existing stations will remain in operation until the new stations are completed.

L.S. No. 1 is currently located in an existing easement in what is now City of Austin park property. At the time the existing lift station was constructed, the property was privately owned. Additional easement area will be required in order to construct the new station. A sketch and metes and bounds description of the required additional easement is attached. The total area of additional easement is 2,574 square feet. A Project Site Plan is attached which shows the relationship between the existing lift station and easement and the proposed new lift station and additional easement.

Project Need and Justification

The existing lift stations were constructed approximately ten (10) years ago when development in the District was relatively sparse. The lift stations were purposely constructed smaller than the size required to serve the ultimate total build out of the District in order to accommodate the initial smaller flows resulting from partial development of the District. It was recognized during the development of the master plan for the Districts wastewater collection system that the lift stations would have to be replaced with larger lift stations at some point in the future. In fact, construction plans for the new lift stations were approved and a site development permit for the construction of the lift stations was issued in 1986. Due to the downturn of development, however, construction of the new lift stations has been delayed.

Development in the District has now reached the point where the capacities of the existing lift stations are rapidly being approached. In addition, because the existing lift stations are approximately ten (10) years old, the equipment has become worn. Operation and maintenance has become increasingly more problematic and costly, and the potential for overflow of the lift stations has increased accordingly. It has become both economically and environmentally desirable for the District to construct the new lift stations.

Alternatives to the Use of Parkland

The location of the new L.S. No. 1 is dictated by the location of the existing collection system inflow lines, discharge force main and the electrical power lines. Location of the L.S. No. 1 elsewhere would involve major relocation of existing infrastructure resulting in a major expense as well as significant disruption of the environment.

The value of the requested easement area is estimated to be approximately \$727. This estimate is based on the recent purchase of similarly situated park property. The purchase price of the park property was \$13,300 per acre.

Project Description and Schedule

L.S. No. 1 consists of a 10'x20' equipment chamber, a 16'x16' wastewater receiving chamber, and a 6'x10' meter vault all of which will be located underground. Above ground components will consist of a 16'x16' concrete slab, a 7'x7' concrete slab, an entrance tube three (3) feet in diameter and three (3) feet in height, an asphalt access driveway and a 6-foot high chain link security fence around the perimeter of the site.

The District plans to commence construction of L.S. No. 1 in March, 1992. Construction time for the project is expected to be approximately four (4) months.

Short Term Effects of Construction

Construction of the lift station will not interfere with any park activities since the park property is totally undeveloped. Short term effects during construction will be minimal and any erosion/sedimentation (E/S) potential will be minimized by the installation of E/S control measures such as rock berms and silt fencing. Construction activities will be contained within the area designated as the "Limit of Construction" (L.O.C.). The L.O.C. is approximately 70'x95' and will be clearly marked in the ground.

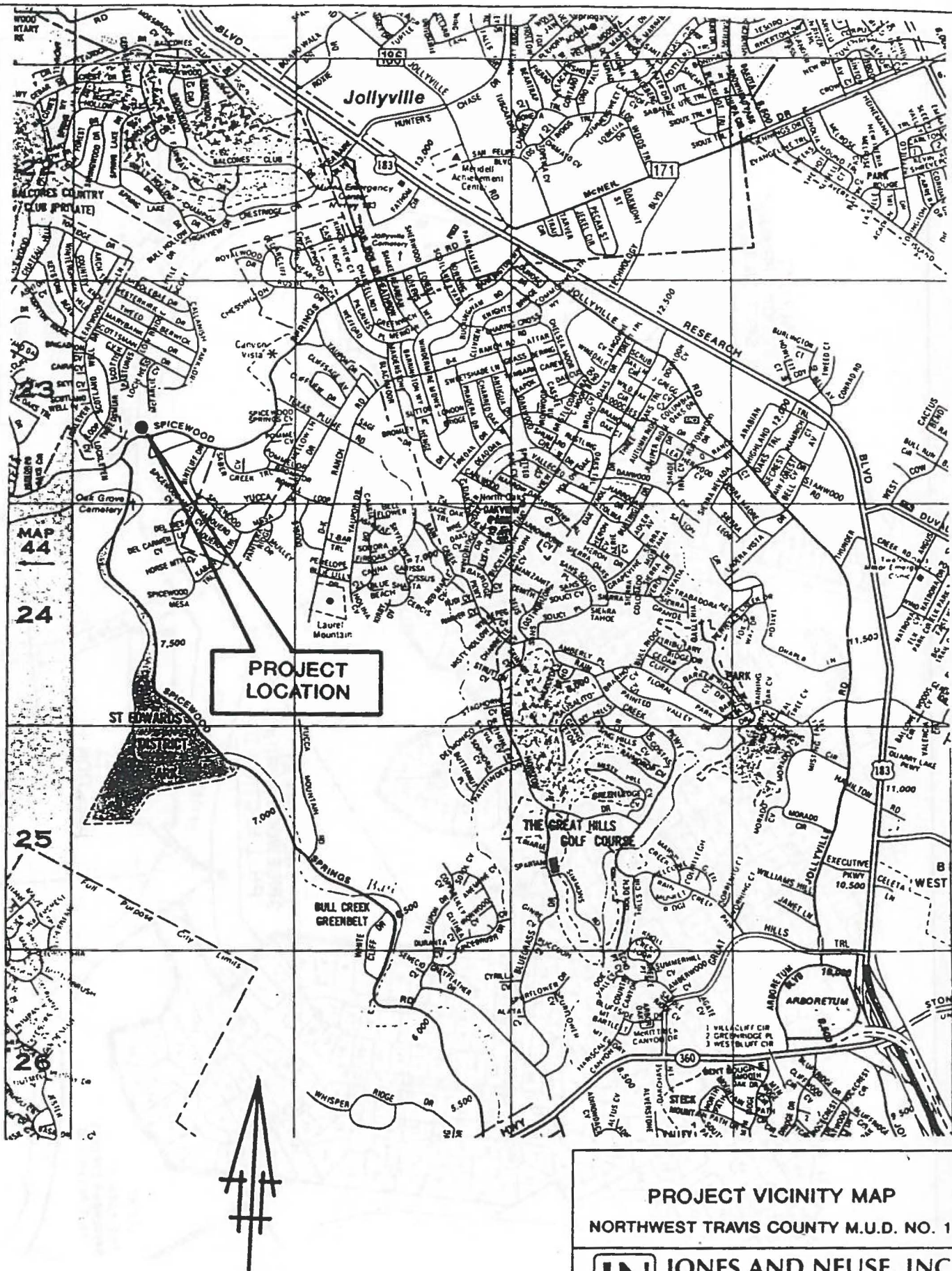
Long Term Effects of Construction

The only long term effect of the construction will be the loss of use of the easement area for park purposes.

Restoration Plan

All disturbed areas will be revegetated with bermuda grass and/or whatever type of ground cover is considered appropriate for the site. Restoration of the construction site will be in accordance with the "Construction in Parks Specifications" of the Parks and Recreation Department (P.A.R.D.). The District has been working and will continue to work with the local Neighborhood Association to develop a landscaping plan to provide screening for the lift station site. The advise and recommendations of P.A.R.D. will also be solicited during the development of the landscaping plan.

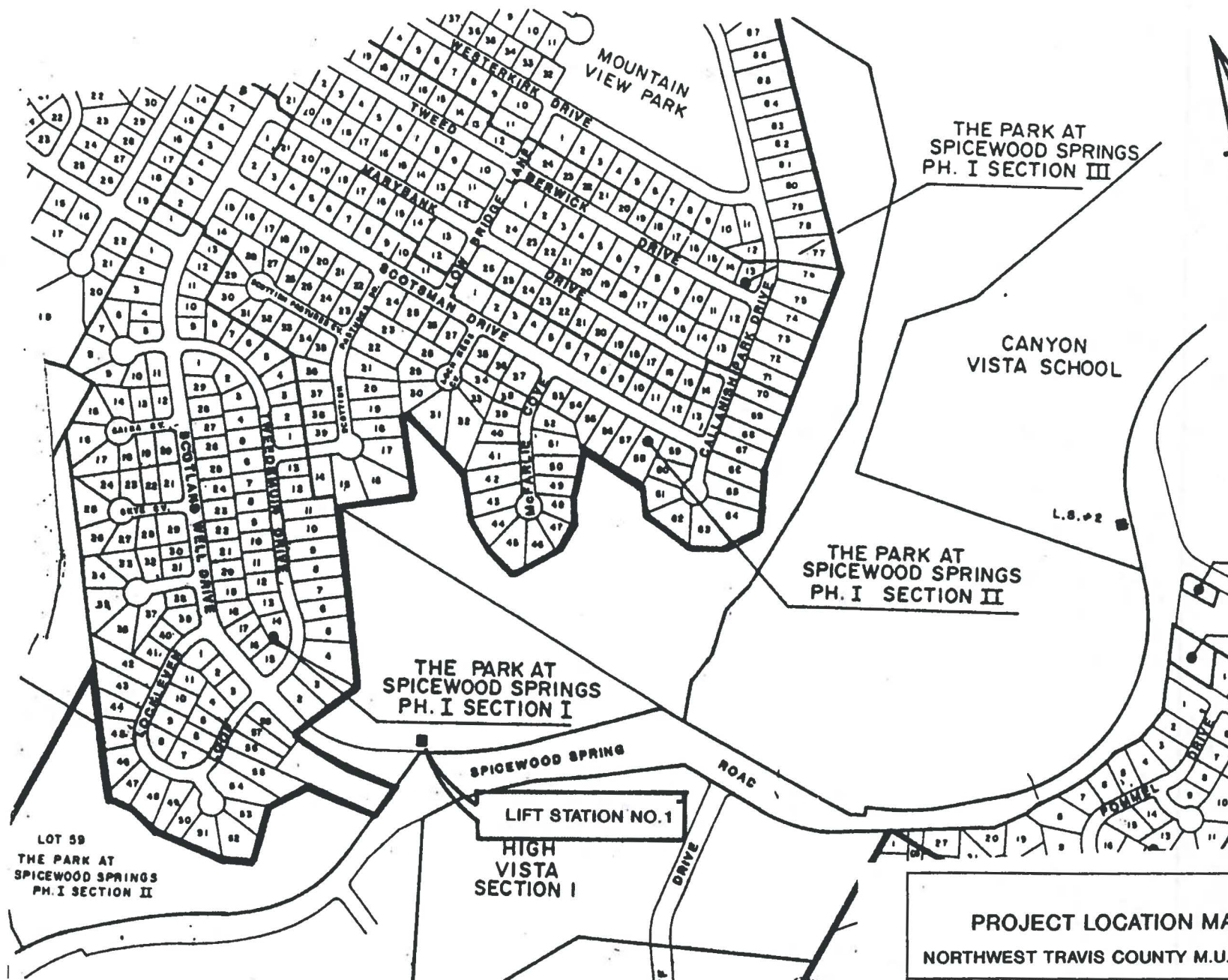
Removal of vegetation will be minimal and will consist of small junipers and other small understory plants. Larger trees within the construction area will be protected by installing tree protection fencing.



PROJECT VICINITY MAP
 NORTHWEST TRAVIS COUNTY M.U.D. NO. 1



JONES AND NEUSE, INC.
 Environmental and Engineering
 Services



THE PARK AT
SPICEWOOD SPRINGS
PH. I SECTION III

CANYON
VISTA SCHOOL

THE PARK AT
SPICEWOOD SPRINGS
PH. I SECTION II

THE PARK AT
SPICEWOOD SPRINGS
PH. I SECTION I

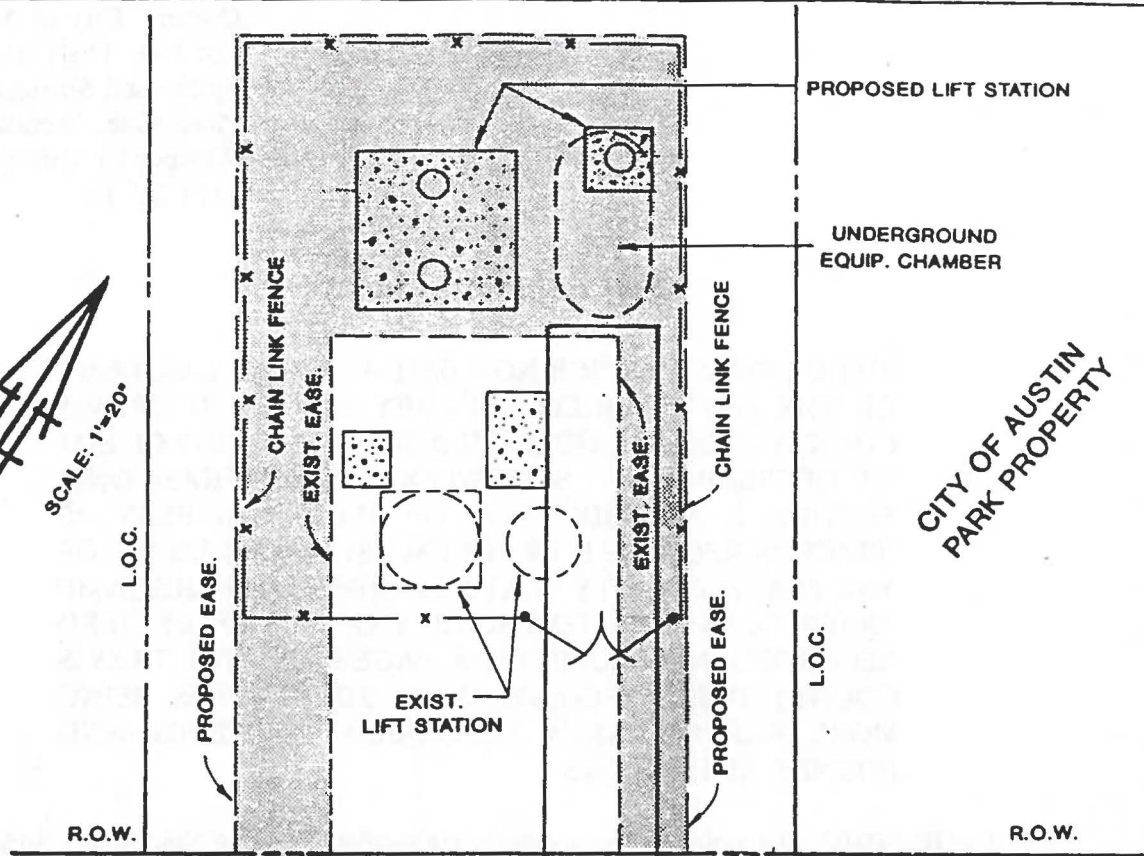
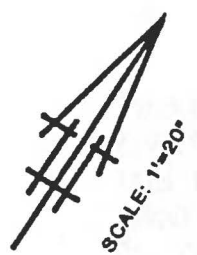
SPICEWOOD SPRING
ROAD

LIFT STATION NO. 1
HIGH
VISTA
SECTION I

LOT 59
THE PARK AT
SPICEWOOD SPRINGS
PH. I SECTION II

PROJECT LOCATION MAP
NORTHWEST TRAVIS COUNTY M.U.D. NO. 1

JN JONES AND NEUSE, INC.
Environmental and Engineering
Services



LEGEND



ADDITIONAL EASE. REQ'D.
2574 SQ.FT.



ABOVE GRADE CONC. SLAB

L.O.C.

LIMIT OF CONSTRUCTION

LIFT STATION NO. 1 UPGRADE
PROJECT SITE PLAN
NORTHWEST TRAVIS COUNTY M.U.D. NO. 1



JONES AND NEUSE, INC.
Environmental and Engineering
Services

Owner: City of Austin
Lot 1-D, The Park at
Spicewood Springs
Phase One, Section 1
Wastewater Utility Easement
2574 Sq. Ft.

FIELD NOTES

FIELD NOTES DESCRIBING 0.0591 ACRES OF LAND OUT OF THE GREEN MCCOY SURVEY NO. 29, IN TRAVIS COUNTY, TEXAS, SAID 0.0591 ACRES BEING OUT OF LOT 1-D OF THE PARK AT SPICEWOOD SPRINGS PHASE ONE, SECTION 1, A SUBDIVISION OF RECORD, A PLAT OF WHICH IS RECORDED IN VOLUME 81, PAGES 355-357 OF THE TRAVIS COUNTY PLAT RECORDS BEING THE SAME TRACT CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN VOLUME 10665, PAGE 978 OF THE TRAVIS COUNTY DEED RECORDS; SAID 0.0591 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a point in the northerly right-of-way line of Spicewood Springs Road, said point being the southeast corner of an existing Wastewater Easement as recorded in Volume 7777, Page 285 of the Travis County Deed Records, said point being located N 87°54'E, a distance of 209.33 feet from a point of curvature between the north right-of-way line of Spicewood Springs Road and the east right-of-way line of Scotland Well Drive;

THENCE, along the east line of the existing Wastewater Easement, N 02°06'W, a distance of 55.00 feet to the northeast corner of the existing Wastewater Easement for an interior corner of the herein described tract;

THENCE, along the north line of the existing Wastewater Easement, S 87°54'W, a distance of 30.00 feet to the northwest corner of the existing Wastewater Easement;

THENCE, along the west line of the existing Wastewater Easement, S 02°06'E, a distance of 55.00 feet to the southwest corner of the Wastewater Easement, said point being in the northerly right-of-way of Spicewood Springs Road;

THENCE, along the northerly right-of-way line of Spicewood Springs Road, S 87°54'W, a distance of 10.00 feet;

THENCE, N 02°06'W, a distance of 108.00 feet to a point being the northwest corner of the herein described tract;

THENCE, N 87°54'E, a distance of 48.00 feet to a point being the northeast corner of the herein described tract;

Owner: City of Austin
Lot 1-D, The Park at
Spicewood Springs
Phase One, Section 1
Wastewater Utility Easement
2574 Sq. Ft.

THENCE, S 02°06'E, a distance of 108.00 feet to a point in the north right-of-way line of Spicewood Springs Road, being the southeast corner of the herein described tract;

THENCE, along the north right-of-way line of Spicewood Springs Road, S 87°54'W, a distance of 8.00 feet to the POINT OF BEGINNING, containing 0.0591 acres more or less.

Field Notes prepared from records in the office of Jones and Neuse, Inc., 912 Capital of Texas Highway South, Austin, Texas 78746.

Kenton J. Tunks, R.P.L.S.
No. 3777

**SKETCH TO ACCOMPANY FIELD NOTES
FOR
0.0591 ACRES OUT OF THE
GREEN MC COY SURVEY NO. 29
IN TRAVIS COUNTY, TEXAS
FOR LIFT STATION EASEMENT**

